GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Visakhapatnam Metropolitan Region Development Authority - Change of Land Use from Open space and Recreational land use to Mixed land use to an extent of Acs4.11 cts in Sy.No.93/2,3 of Nerellavalasa (V), Bheemunipatnam (M), Visakhapatnam District applied by Sri Mallikharjunudu – Draft variation –Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 61 Dated: 04-06-2021.
Read the following:-

1. From the MC, VMRDA, Lr.Rc.No.11023/13/2020, (e-1144264) dated: 13.05.2020.
2. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
3. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
4. Government Memo.No.3573202/M1/2020, dated: 12.02.2021.
5. From the MC, VMRDA, Lr.E-ofc.no.11023/13/2020/L7 (e-1144264), dt:01.04.2021.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.710, Dated:12.02.2021. In the letter 5th read above the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Further, the applicant has paid the necessary fee/charges to VMRDA. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:04.06.2021.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

(PTO)

The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam
Copy to:
The applicant **through** the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District
SC/SF.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region (VMR), 2021 which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, dated: 30.06.2006, is proposed in exercise of the powers conferred by Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

The site falling Sy.No.93/2,3 of Nerellavalasa (V), Bheemunipatnam (M), Visakhapatnam District, admeasuring an extent of Acs.4.11 cts, the boundaries of which are given in the schedule below which was earmarked for recreation & open space land use zone in the sanctioned Master Plan of Visakhapatnam Metropolitan Region in G.O.Ms.No.345 MA&UD Dept., dated 30.06.2006 is now designated for mixed land use which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to following conditions along with the following zoning regulations for **Mixed land use**.

Uses Permitted: All activities (except industries) permitted to Residential, Local Commercial, Central Commercial uses, Public & Semi Public use zone are permissible.

Permissible uses on appeal to the VMRDA: All activities (except industries) permissible on appeal to the VMRDA in Residential use, Local Commercial use, Central Commercial use, Public & Semi Public use Zones are permissible.

Uses Prohibited: All Industrial uses are prohibited.

1. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / GVMC, Visakhapatnam, before

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issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

2. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
3. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
5. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
6. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

NORTH :Existing 60' wide road & plot nos.30 to 34 in approved layout, L.P.No.56/2004 and others land in Sy.no.93/1 of Nerellavalasa (V), Bheemunipatnam (M), Visakhapatnam.

EAST :Land Belongs to B.M.A.C.B.S Ltd., in Sy.No.118 of Nerellavalasa (V), Bheemunipatnam (M), Visakhapatnam.

SOUTH :Land Belongs to B.M.A.C.B.S Ltd., in Sy.No.118 of Nerellavalasa (V), Bheemunipatnam (M), Visakhapatnam.

WEST :Plot nos. 20 to 29 in approved layout L.P.No.56/2004.

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER